

THE UNITED BLDG.

A Landmark Project by Davpart

FEATURES & FINISHES

THE BUILDING

- ~ A dramatic iconic residence, integrating the historically-designated façade of 481 University Ave, designed by the award-winning architectural firm B+H, at the North-east corner of University Ave and Dundas St West, just west of Yonge Street, and a short walk to the Eaton's Centre.
- ~ Direct access to St. Patrick subway and the 505 streetcar is outside your front door,
- ~ Lobby and extensive luxury amenities designed by internationally renowned interior design firm Tomas Pearce IDC.
- ~ Amenities will be located throughout the building and will include an elegant well-appointed party-room and dining room, a cards and gaming lounge, a sports lounge with billiards and a high-tech golf simulator. A magnificent Indoor pool that opens to a luscious outdoor terrace makes this amenity resort-like. Fitness and weight rooms overlooking the city and his and hers change-rooms with decadent rain rooms overlooking the outdoor courtyard are special touches to this unique address. An additional roof garden will include an all-season reflecting pool, seating areas, barbeques, Zen Garden and dog run with indoor pet spa.
- ~ 24-hour, 7 day a week concierge.
- ~ Underground parking with security monitoring from concierge station
- ~ Commercial public parking on level P1, with exclusive shuttle elevators to main floor and commercial suites.
- ~ 6 custom-designed elevators serving the parking levels and residential floors.
- ~ Mailroom and parcel storage conveniently located within the main residential lobby.

THE SUITES

- ~ A wide variety of luxurious suite types and sizes including: 2-storey Loft Collection suites, Boulevard Collection suites, City Collection suites and Penthouse Collection suites with 9' ceilings. Quoted ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, heating and cooling ducts and sprinklers.
- ~ Choice of designer selected pre-finished engineered woods in living/dining, bedroom and den areas, as per builder's standard samples.
- ~ Solid core entry door with security view-hole.
- ~ Sliding doors and/or swing doors to balcony or terrace as per plans.
- ~ Designer selected baseboards, door frames and casings.
- ~ Insulated double-glazed, aluminum windows.
- ~ Stacked washer/dryer with exterior venting in all suites.

THE KITCHENS

- ~ Miele appliance package including 24" Miele ceramic cook-top and 24" Miele Pureline speed oven, Miele Futura series 24" integrated dishwasher, 24" Miele integrated refrigerator/ freezer and a Miele Integrated cooktop exhaust fan.
- ~ Contemporary kitchen cabinetry custom designed by Tomas Pearce IDC in a variety of materials and colours, from builder's standard samples.
- ~ Choice of fine quartz surface countertops with quartz backsplash with Tomas Pearce IDC selected coordinating colours from builder's standard samples.
- ~ Single bowl stainless steel under mounted sink with contemporary design faucet.
- ~ Choice of pre-finished engineered wood flooring, from builder's standard samples.

THE BATHROOM

{master bathroom or main bathroom in one bathroom suites}

- ~ Tomas Pearce custom-designed vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet holder.
- ~ White plumbing fixtures.
- ~ Full height porcelain or ceramic wall tiles in tub/shower enclosure, from builder's standard samples.
- ~ Frameless glass enclosure along tub, as per plans.
- ~ Pressure balance valve for tub and shower.
- ~ Exhaust vented to exterior.

SECOND BATHROOMS

{in two bathroom suites}

- ~ Tomas Pearce custom-designed quartz topped vanity from builder's standard samples.
- ~ Contemporary design faucet.
- ~ Choice of porcelain tiles from builder's standard samples.
- ~ Contemporary designer selected accessory package including towel bar and toilet holder.
- ~ White plumbing fixtures.
- ~ Full height porcelain wall tiles and porcelain floor tiles in shower enclosure, from builder's standard samples.
- ~ Frameless glass enclosure, as per plans.
- ~ Pressure balance valve for shower.
- ~ Exhaust vented to exterior.

THE TECHNOLOGY

- ~ Emergency voice communications systems, smoke, carbon monoxide detector where applicable in each suite.
- ~ Entire building fully fire sprinklered.
- ~ High-speed internet access provided with "future technology-ready" features in all suites.
- ~ Rough-in only for future security system.
- ~ Pre-wired for cable TV and telephones.
- ~ White "decora" switches and outlets.